

1 BILL NO. R-84-04- 28

2 DECLARATORY RESOLUTION NO. R- 56-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 The North 160 feet of the South 205  
13 feet of the East 175 feet of the  
14 West 220 feet of the South half of  
15 the Northwest Quarter of Section 29,  
16 Township 31 North, Range 13 East,  
17 Allen County, Indiana, containing  
18 0.643 acre and subject to easement  
19 of record;

20 said property more commonly known as Northeast corner of Trier  
21 and Hobson Road, Fort Wayne, Indiana;

22 WHEREAS, recommendations have been received from the  
23 Committee on Finance and the Department of Economic Development  
24 concerning said Resolution;

25 WHEREAS, notice of the adoption and substance of said  
26 Resolution has been published in accordance with I.C. 5-3-2 and  
27 a public hearing has been conducted on said Resolution;

28 WHEREAS, if said Resolution involves an area that has  
29 already been designated an allocation area under I.C. 36-7-14-39,  
30 the Fort Wayne Redevelopment Commission has adopted a Resolution  
31 approving the designation.

32 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area" is  
confirmed in all respects.



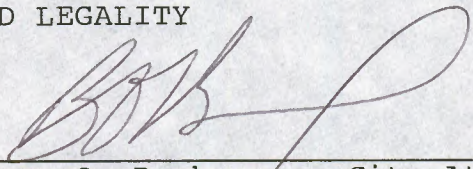
Page Two

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by Dirigunta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.

DATE: 4-24-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Dirigunta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-15-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-56-84 on the 15th day of May, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 16th day of May, 1984, at the hour of 11:30 o'clock PM M., E.S.T.,

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of May, 1984, at the hour of 10 o'clock A M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Gary E. Leman
2. Owner(s) Gary E. Leman & Ruth N. Leman
3. Address of Owner(s) 11717 Woodstone Place  
Fort Wayne, IN 46825
4. Telephone Number of Owner(s) (219) 627-2759
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation Northeast Corner of Trier Road and Hobson Road
9. Legal Description of Property Proposed for Designation (may be attached) \_\_\_\_\_
10. Township St. Joseph
11. Taxing District 77-0029-0054



12. Current Zoning C-1A(P)
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant lot
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? \_\_\_\_\_
15. Current Assessed Value of Real Estate 1,900
- a. Land 1,900
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate ~~XXXX~~ Year  
\$85.92
17. Description of Proposed Improvements to the Real Estate An office  
to be owned and occupied by applicant of about 2500 square feet with a brick  
vaneer
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
After this application is processed and financial package is completed
- b. When is completion expected? December 1984
19. Cost of Project (not including land costs) Not to exceed \$200,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? At least 3 and not more than 5 new jobs will be developed

lation of this new manufacturing equipment? None

b. What is the nature of those jobs? Professional insurance sales people and secretarial

c. Anticipated time frame for reaching employment level stated above?

2 years from date of completion

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property has become undesirable for normal development and occupancy, inasmuch as the property has experienced a sustained lack of development (never has been developed) although adequate public facilities have been present to sustain reasonable development thereon.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? 1. By creating space to add new jobs 2. Construction provided for local contractors will increase the tax base 3. Example for Fort Wayne to observe that positive things are continuing to happen.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_  
The North 160 feet of the South 205 feet of east 175 feet of the West 220 feet of the South half of the Northwest Quarter of section 29, Township 31 North, Range East, Allen Co., IN

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? \_\_\_\_\_ YES \_\_\_\_\_ X NO \*  
\*(Already rezoned 10/83)

26. Financing on Project

What is the status of financing connected with this project?  
Regarding the financing of this proposed project, I need all the incentive I can legitimately obtain. Therefore, I applied for the EDC bonds through the city and county which were approved by both. Whether the bonds are ever funded remains unknown. Subsequently, I applied for Real Estate Tax Abatement through the Allen County Council and it was denied because they assumed I would build the project with or without the incentive. They were incorrect. Therefore, I voluntarily annexed this parcel into the city, and now I am making my application to the City Council for Tax Abatement. This tax abatement is an essential item towards the overall financing of this project.

I have a commitment from the Lincoln National Bank to provide financing with a conventional loan, if the EDC bonds do not become a reality. This financing would be at least 13 1/2% floating interest rate. Thus the tax abatement will be essential in my completing this proposed project, especially in the early years when I assume the greatest expense for the project.



I hereby certify that the information and representation on this Application are true and complete.

Garret E. Lerman

Signature(s) of Owners

April 12, 1984

Date

Ruth N. Lerman

April 12, 1984

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



land

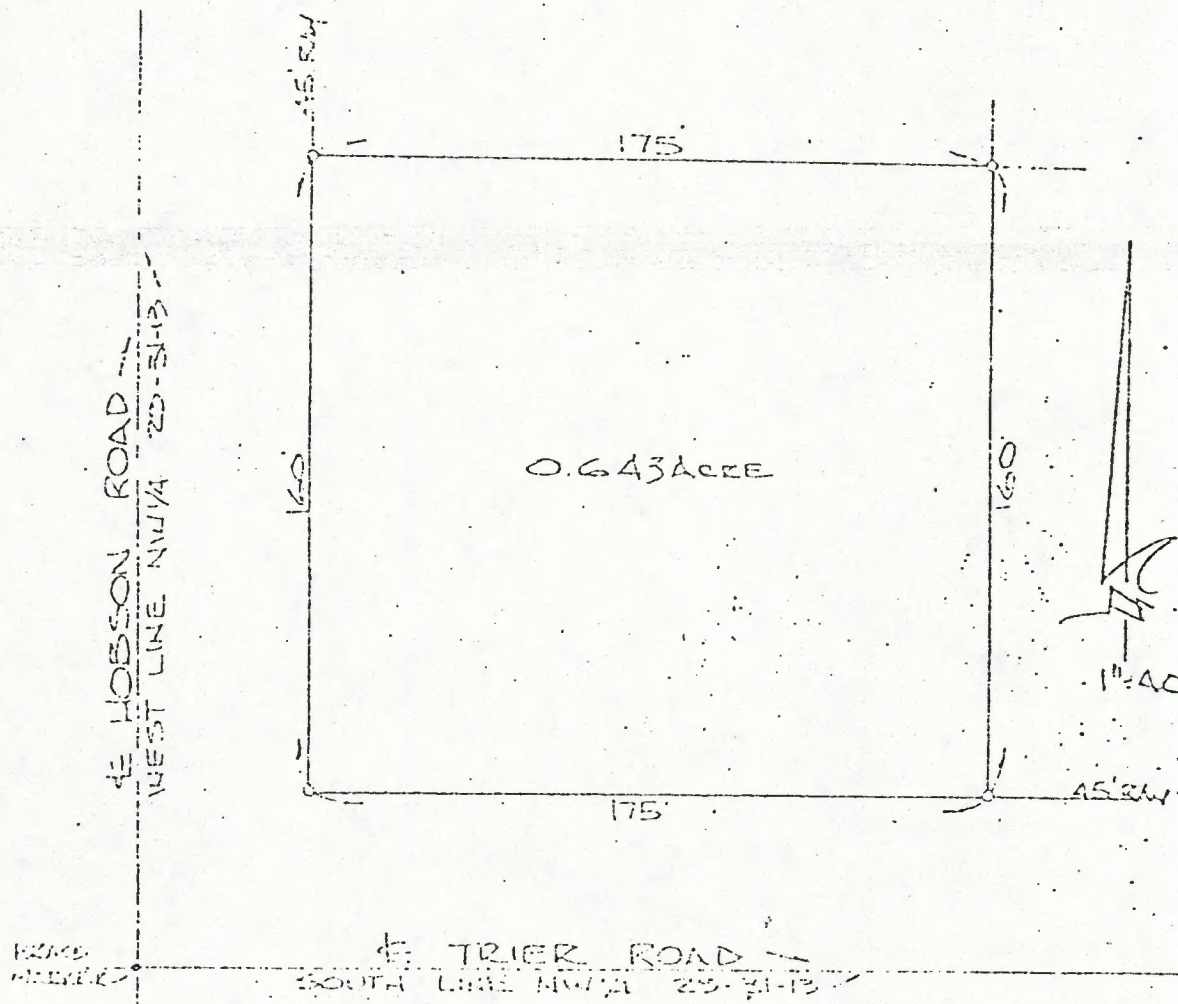
**SURVEYORS**

140 ST STATE BLVD.  
FOR. WAYNE, IN. 46905  
PHONE: 484-7500

### CERTIFICATE OF SURVEY

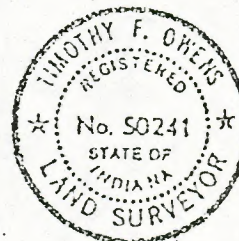
The undersigned Land Surveyor, registered under the Laws of the State of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below, that measurements were made and monuments were set in conformity with records on file in the office of the Recorder of **ALLEN** County, Indiana and that any encroachments or discrepancies found on said real estate are shown below.

Legal description of real estate: The North 160 Feet of the South 200 Feet of the East 175 Feet of the West 220 Feet of the South Half of the Northwest Quarter of Section 27, Township 31 North, Range 13 East, Allen County, Indiana containing 0.643 acre and subject to easements of record.



0 INDICATES 1000 MM SET

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE RECENT FLOOD HAZARD BOUNDARY MAPS







GARY E. LEMAN  
GENERAL AGENT  
PH. 219-424-5086  
2200 LAKE AVE., SUITE 280  
FORT WAYNE, INDIANA 46805

No. 3530

April 12, 1984

71-27  
749

Pay to  
the order of

City of Fort Wayne

\$ 50.00

Fifty Dollars and -----no/100

LINCOLN NATIONAL BANK

P.O. BOX 900 FORT WAYNE, INDIANA 46801



Tax Abatement Application

Gary E. Lemman

⑈003530⑈ ⑈074900275⑈ 448⑈270 5⑈

No. 26 April 12 1984

Received from Gary E. Lemman

Fifty and -----no/100 Dollars

Tax Abatement Application

\$50.00

Fred Jones

WILSON-JONES CO. U.S.A.



BILL NO. R-84-04-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~ORDINANCE~~ DECLARATORY RESOLUTION confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

*Mark E. Giaquinta*

*James S. Stier*

*Janet G. Bradbury*

*Thomas C. Henry*

*D. Schmidt*



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution 84-04-28

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.  
(Gary E. Leman , Northeast corner of Trier & Hobson Roads)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EFFECT OF PASSAGE A 2500 square foot office building will be constructed on a lot that is presently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_  
\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Not to exceed \$200,000.00

\_\_\_\_\_  
\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

April 25, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of April 28, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Declaratory Resolution  
R-84-04-27 & R-84-04-28

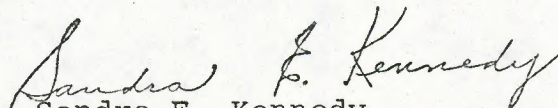
Declaratory Resolution  
R-84-04-29 & R-84-04-30

Declaratory Resolution  
R-84-04-31 & R-84-04-32

Please send us 4 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 3



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-04-27 AND R-84-04-28 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on April 24, 1984,  
date

designating property at Northeast corner of Trier & Hobson Roads

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday , May 15, 1984, at 7:30 P.M. E.S.T.  
date, time & place  
City-County Building, One Main Street, Room 128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	5
Body	number of lines	23
Tail	number of lines	2
Total number of lines in notice		30

COMPUTATION OF CHARGES

30	1	30	.230¢	6.90
..... lines, .....columns wide equals		..... equivalent lines at		\$.....
cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				.....
Charge for extra proofs of publication (50 cents for each proof in excess of two)			2 extra	1.00
				.....
TOTAL AMOUNT OF CLAIM				\$.....7.90

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose  
CLERK

Date Apr. 28, 19 84

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

4/28/84

Subscribed and sworn to me before this 28th day of April 19 84  
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-04-27  
AND R-84-04-28)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 24, 1984, designating property at Northeast corner of Trier and Hobson Roads, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, May 15, 1984, at 7:30 P.M. E.S.T. City-County Building, One Main Street, Room 128, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk  
4/28



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5  
23  
2  
30

COMPUTATION OF CHARGES

30 lines, 1 columns wide equals 30 equivalent lines at .230¢ \$ 6.90

Additional charge for notices containing rule or tahular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose  
CLERK

Date Apr. 28 19 84

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL

DAILY

a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

4/28/84

Subscribed and sworn to me before this 28th day of April 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-04-27  
AND R-84-04-28)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 24, 1984, designating property at Northeast corner of Trier and Hobson Roads, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 15, 1984, at 7:30 P.M. E.S.T. City-County Building, One Main Street, Room 128, Fort Wayne, IN.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

4/28